



Dart Close

Cricketts

Dart Close, Thatcham, RG18 3DR

£365,000



DESCRIPTION

An attractive three/four bedroom semi detached chalet style family home situated in a small cul de sac position on the popular Moors development. Easy access to the railway station and Thatcham town centre.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

The property has been extended and reconfigured to provide an excellent family dwelling and has been very well maintained by it's current owners to a high standard. The accommodation comprises:- reception hallway, lounge/dining with French doors leading to the conservatory with amazing views over a beautiful mature garden, kitchen with utility room and the garage has been converted into another reception room which is versatile and could be utilised as a 4th bedroom. On the first floor there are three bedrooms and a family bathroom.

To the outside front of the property there is off road parking on the driveway.

There is a beautiful mature rear garden which has been designed for ease of maintenance with Astro-turf and shingle areas with an array of lovely colourful, plants, shrubs and flowers which offer all year round interest. There is a patio where one can enjoy alfresco dining and a further seating area to the rear boundary. The garden is fully enclosed and offers a degree of privacy.

- 🏠 Entrance hall
- 🏠 Living room
- 🏠 Dining area
- 🏠 Conservatory
- 🏠 Kitchen
- 🏠 Utility room
- 🏠 Family room
- 🏠 Three double bedrooms
- 🏠 Family bathroom
- 🏠 Driveway parking
- 🏠 Good size, fully enclosed rear garden
- 🏠 Council Tax Band D
- 🏠 Gas fired central heating

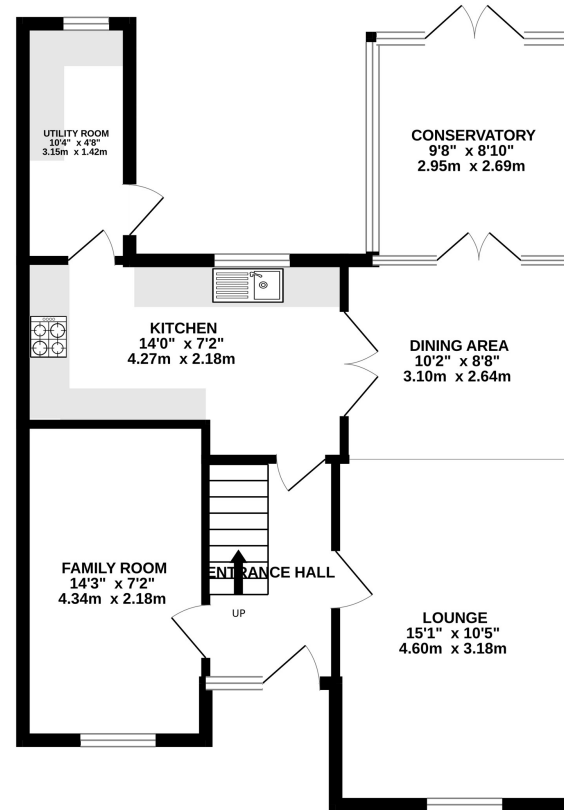
Directions

Proceed east out of Newbury on the A4 for approx. 1.5 mile. At the garden centre roundabout take the second exit onto tullyway and proceed for approx.1 mile. Take the third on the right into Thames Road and 1st left into Dart Close.

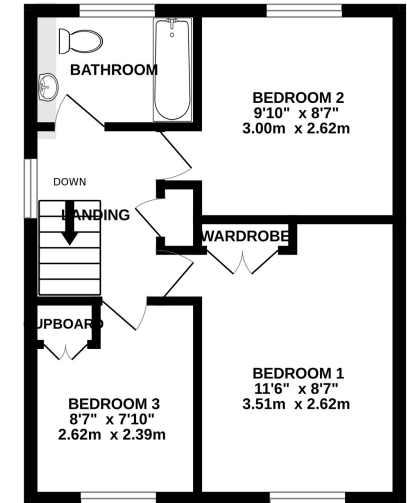
Local Information

Thatcham is a thriving market town, which is claimed to be the oldest inhabited village in Britain. Thatcham straddles the River Kennet, the Kennet and Avon canal and the A4 and neighbours the popular town of Newbury. It boasts its own high street with many shops, restaurants and public houses. There are further comprehensive facilities in Newbury & Reading, both of which are an easy commute. It is home to Thatcham Nature Discovery Centre which is packed full of interactive wildlife and natural history displays. There is a network of footpaths, a bird hide and the Lakeside Cafe where you can enjoy homemade food and drinks looking out over the lake. Bowdown Woods, the Berks, Bucks, & Oxon Wildlife Trust's biggest woodland reserve in Berkshire, is also nearby and hard to beat for sheer variety of wildlife throughout the year. For sporting enthusiasts, Thatcham offers football, rugby, cricket and bowling clubs plus a leisure centre with swimming pool and supporters club. There are several schools situated in and around Thatcham in both the private and state sectors, from pre-schools, to secondary schools. In terms of communications, Thatcham has a mainline railway station with direct connections to Reading and London Paddington. Newbury is approximately 3 miles away, with access onto the A34, A339 and junction 13 of the M4, which is just north of Newbury.

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 996 sq.ft. (92.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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